

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5249

AN ORDINANCE relating to the Comprehensive Plan of the City of Bellevue, as required and adopted pursuant to the Growth Management Act of 1990, as amended (chapter 36.70A) RCW); adopting a 2000 amendment to the Comprehensive Plan; adding a discussion section to the Office definition of the Comprehensive Plan.

WHEREAS, the City initiated a Comprehensive Plan Amendment to add discussion section to the Office definition of the Comprehensive Plan; and

WHEREAS, the Planning Commission held a public hearing on June 28, 2000 with regard to such proposed amendment;

WHEREAS, the Planning Commission recommends that the City Council approve such proposed amendment; and

WHEREAS, the City Council has considered this amendment concurrently with the other 2000 amendments; and

WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Code; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The Glossary of the Comprehensive Plan, "Office" definition, is hereby amended to read as follows:

Office – A land use designation that provides for the location of business, financial, administrative and professional services.

Discussion. A low intensity office is an office building or office portion of a building with a floor area ratio (FAR) of 0.5 or less and where the following sliding scale is used: At 0.5 FAR, no office building or portion of a building may exceed 50,000 square feet of gross floor area; at 0.3 FAR, 100,000 square feet; at 0.1 FAR, 150,000 square feet.

A medium intensity office is a building of at least 0.5 FAR but not exceeding 3.0 FAR. A high intensity office is a building of at least 3.0 FAR.

Medium and high intensity offices are only located in the Downtown with the following exception: The 1993 Factoria annexation agreement created special circumstances for development in Factoria from 1993-2000 to permit office buildings of higher intensities.

Section 2. This Ordinance shall take effect and be in force five days after its passage and legal publication. This ordinance and the Comprehensive Plan shall be available for public inspection in the office of the City Clerk.

Passed by the City Council this 16th day of October, 2000, and signed in authentication of its passage this 16th day of October, 2000.

(SEAL)

Chuck Mosher, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Lori M. Riordan, Assistant City Attorney

Attest:

Myrna L. Basich, City Clerk

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